



City of Carmel

CARMEL PLAN COMMISSION SPECIAL STUDIES COMMITTEE

JUNE 1, 2010
CAUCUS ROOMS, 2nd FLR
CARMEL CITY HALL
ONE CIVIC SQUARE
CARMEL IN 46032
6:00 PM

Members present: Jay Dorman, Kevin “Woody” Rider, Rick Ripma, Steve Stromquist,
Sue Westermeier

DOCS Staff Present: Director Michael Hollibaugh, Christine Barton-Holmes; Rachel Boone;
Legal Counsel John Molitor

Also Present: Ramona Hancock, Plan Commission Secretary

The Special Studies Committee considered the following items:

- 1. Docket No. 10040018 ADLS Amend: Jiffy Lube – Signage**
The applicant seeks approval for three new wall signs. The site is located at 1495 Keystone Way E. Dr. and is zoned B-8 within the Keystone Overlay District. Filed by Amanda Gates of Sign Craft Industries.

Present for Petitioner: Andrew McQueenie, Sign Craft Industries.

Overview:

- Request approval to install three wall signs
- Contracted with Icon Identity Solutions, Florida
- Proposed signs have red accent stripe—non-illuminated
- Jiffy Lube is routed face and back-lit fluorescent tubing.
- Signs for east and north elevation can be same size
- Filler panel can be put all the way around—not an issue

Dept Report, Rachel Boone:

- Different sign company working thru—difficult to get everything the same
- 4 foot panel looks best as “one continuous panel”
- Petitioner to commit to 4 ft panel all the way across for consistency
- 4 foot sign on east and north elevations OK
- Three street frontages – 3 signs allowed
- Illumination is Committee Preference—recommend either all illuminated or non-illuminated
- Recommend approval

Committee Questions/Comments:

- Best if **either** non-illuminated on both sides or illuminated on both sides—needs to be the same
- Would not want “in your face” illumination but rather a muted light

Motion: Sue Westermeier “To approve Docket No. 10040018 ADLS Amend, Jiffy Lube Signage with signs either being all illuminated or non-illuminated, all same size, and 4 foot filler panels all the way around.”
Motion seconded by Woody Rider, approved 5-0.

2. **Docket No. 10050003 ADLS Amend: Jiffy Lube – Signage**

The applicant seeks approval for one new wall sign, 2 directional signs and 5 incidental signs. The site located at 1270 S. Range Line Rd. and is zoned I-1/Industrial within the Carmel Dr.-Range Line Rd Overlay District. Filed by Amanda Gates of Sign Craft Industries.

Present for Petitioner: Andrew McQueenie

Overview:

- Proposed installation of non-illuminated panel on west elevation
- Sign does not illuminate

Dept Report, Rachel Boone:

- Background needs to be bigger, not wording, and will lay flat against the roof—no transition issue
- Cap on end at transition, everything else OK
- Existing cabinet to be removed
- Recommend Approval

Committee Questions/Comments:

- Red? (yes)

Motion: Jay Dorman “To approve Docket No. 10050003 ADLS Amend, Jiffy Lube Signage, as long as sign is same height as existing roof line with end caps to conceal distance between new sign and existing roof.”
Seconded by Sue Westermeier, approved 5-0

3. **Docket No. 10050007 ADLS Amend: Old Meridian Professional Center – Signage**

The applicant seeks approval for two modified ground signs and 2 directory signs. The site is located at 12425 Old Meridian St. & 1185 Carmel Dr. and is zoned OM/O – Old Meridian Office. Filed by Doug Staley, Jr. of Staley Signs, Inc.

Note: Christine Barton-Holmes was not present during discussion and voting on Docket No. 10050007 ADLS Amend, Old Meridian Professional Center Signage.

Present for Petitioner: Doug Staley, Staley Signs representing Landmark Properties; Brian Pahud also in attendance.

Overview:

- Propose refurbish two (2) existing ground signs
- Existing Signs on brick pedestal with EFIS columns
- Letters are 3 inches deep; sign cabinet projects about 5 inches
- Up-dating cabinet allows for larger tenants to have signage
- Dual color—black, white at night

- Adding two directory signs
- Adding keystones, gray cap will match limestone archway
- Adding Two directory signs

Dept Report, Rachel Boone:

- Petitioner is up-dating center
- Proposed signs mean more visibility for tenants
- Only issue is different colors for tenants
- Font style same
- Logo will be color, base will be same for all tenants
- Petitioner to commit to base color

Committee Questions/Comments:

- Multiple tenant names? (on main sign)
- 4 or 5 tenant center (9 tenants, 4 buildings)
- Sign should reflect corporate branding

Motion: Sue Westermeier “To approve Docket No. 10050007 ADLS Amend, Old Meridian Professional Center Signage.” Seconded by Steve Stromquist, approved 5-0.

4. Docket No. 10050008 ADLS Amend: Tharp (Silver) Convenience Centers – Signage

The applicant seeks approval for an amended sign package. The site is located at 808 W. Main St. and is zoned OM/MU – Old Meridian Mixed Use. Filed by Brian Cross of Civil Site Group, Inc. on behalf of Convenience Centers, LLC. Brian

Present for Petitioner: Brian Cross, Civil Site Group, Inc.

Overview:

- Seeking to amend sign package for center with multiple tenants
- Request adding colors red, blue, yellow and green to the black & white
- Individual letters on sign no greater than 16 inches high, 13 feet in length, or 30% of tenant width
- Petitioner would like face-lit signage
- Current y reverse lit, channel letters will be eliminated

Department Report, Rachel Boone:

- Dept in support of expanded colors
- Concern with lighting—only one type allowed for uniformity
- During transition period, will be more than one type lighting—only one type lighting allowed in entire center
- Dept supports face-lit lighting

Motion: “Woody” Rider “To approve Docket No. 10050008 ADLS Amend, Tharp (Silver) Convenience Centers – Signage as presented to the Committee.” Motion seconded by Jay Dorman, Approved 5-0

5. Docket No. 10050009 ADLS Amend: Sandor – Signage

The applicant seeks approval for one new wall sign and 1 modified directory sign. The site is located at 10689 N. Pennsylvania and is zoned B-6/Business. Filed by Jason Oskay of Sandor Development Co.

Present for Petitioner: Bill Moyer, 10689 North Pennsylvania Ave,

Overview:

- Propose installation of new wall sign
- Sign to be LED back-lit
- Wall sign to be located on south tower facing west (towards Pennsylvania Street and US 31)
- Modifying existing ground/entry monument to use as a directory sign

Department Report, Rachel Boone:

- Silver color and back lit signage will match elements of building
- Existing monument sign modified to function as a Directory sign—limited to 20 square feet
- No issues; recommend approval

Motion: “Woody” Rider “To approve Docket No. 10050009 ADLS Amend, Sandor Signage;” seconded by Sue Westermeier, approved 5-0

6. Docket No. 10050011 ADLS Amend: Technicolor – Signage

The applicant seeks approval for 5 new wall signs, 2 modified ground signs and 10 modified directional signs. The site is located at 101 W. 103rd St. and is zoned B-1 within the US 31 Overlay zone. Filed by Jon Dobosiewicz of Nelson & Frankenberger on behalf of Technicolor.

Present for Petitioner: Jim Shinaver, attorney, Nelson & Frankenberger; Jon Dobosiewicz, Professional Land Planner; Doug Staley, Staley Signs; Doug DeLor, Director of Global Branding for Technicolor

Overview, Doug DeLor:

- Name change to Technicolor—formerly Thomson Electronics
- Technicolor started 95 years ago in movies and TV
- Thomson acquired Technicolor in 2001
- Focus changed to creative content
- Has now adopted Technicolor brand
- Indianapolis is central location for set-top boxes, gateway
- Technicolor now into 3-D and color
- Invented MP-3
- Combining movies and home entertainment

Overview, Jon Dobosiewicz:

- Building is approx 324,000 sq ft.
- Ordinance allows signage as presented if Technicolor were the only tenant
- Requesting 17 signs: 10 directional, 5 wall signs, 2 ground signs
- Five Wall Signs granted variance for size from BZA
- Variance being sought for exemption from 25% logo restriction (more than 50%)
- One wall sign on north face of building, one on south, one on west, and one on east
- One ground sign identifies primary entrance; one at 103rd and US 31 identifying complex location
- Not requesting more signage than appears today, just transferring Thomson to Technicolor
- Petitioner will request BZA consider as a single tenant building
- All new wall signs will be less than existing signs (Thomson) in square footage

Dept report, Rachel Boone:

- Petitioner simply changing name from Thomson to Technicolor
- All signs are same size or less than existing

- Ground signs and directory signs not illuminated, wall sign not illuminated
- Sign facing US 31 will illuminate white at night (perforated panel)
- Logo will be internally illuminated, solid digital panel with internal illumination – 3D effect
- Dept in support of request

Committee Questions/Comments:

- Sign is tasteful, crisp, without being gaudy
- Could be great signature logo if done right
- Digital Print Graphic uses highly advanced technology—will hold true to color

Motion: “Woody” Rider “To approve Docket No. 10050011 ADLS Amend, Technicolor Signage.” The motion was seconded by Sue Westermeier, approved 5-0.

7. Docket No. 10040014 OA: Patch Ordinance VIII

The applicant seeks to amend *Chapter 3: Definitions; Chapter 23B: US Highway 31 Corridor Overlay Zone; Chapter 23C: US Highway 421–Michigan Road Corridor Overlay Zone; Chapter 23D: Old Town District Overlay Zone; Chapter 23E: Home Place District Overlay Zone; Chapter 23F: Carmel Dr.–Range Line Rd. Overlay Zone; Chapter 24: Development Plan and Architectural Design, Exterior Lighting, Landscaping & Signage, Chapter 25: Additional Use Regulations; Chapter 25.07: Signs; Chapter 27: Additional Parking & Loading Regulations and Chapter 29: Administration of the Zoning Ordinance.* Filed by Carmel Dept. of Community Services on behalf of the Carmel Plan Commission.

Present for Petitioner: Adrienne Keeling, DOCS. Will go through topic by topic rather than Ordinance by Ordinance:

Dept report, Christine Barton-Holmes:

Report is much the same for each issue

Recommend forwarding to Plan Commission with favorable recommendation after discussion

Topics:

Farm Animals/Minimum Acreage Requirement—question of potentially raising hens in City limits

Food Stands

Seasonal Sales

Overlay Zone Boundaries

Fast Food Parking

Impact Fees

Sign Approval Process

Minimum acreage for farm animals: Dept proposes changing definition of farm from requiring 5 acres to 3 acres so that Zoning Code and City Ordinance will match. Committee agreed—NO roosters allowed; will allow 3 chickens under 3 acres—over 3 acres considered a farm

Food Stands: Procedures for temporary placement of food stands. Need to modify food stand and seasonal outdoor sales to include fruits, vegetables, and prepared food items. Comment from Plan Commission was that it needs to be more structured and parameters spelled out. Food stands should not be operating in front of a restaurant or food market. It is incumbent upon Council to put a process in place and license, with restrictions on license—licensing/permits could be done through the Board of Public Works. A Food Stand could be either fixed or movable. Allow music, lights, chairs, table, ancillary structure for condiments? This Ordinance is about food stands on private property—not in the street or in front of a restaurant. Currently only two options,

temporary permit for 5 days or temporary sales permit for 30 days. Food Stands have been difficult to classify. Currently reviewing Ordinances from Portland, Indy and New Orleans; health regulations up to County, licensing required, some regulate size, some regulate number per lot

Seasonal Sales – Table for timelines proposed internally; breaking down timeline for fruits and vegetables as opposed to holiday items, Christmas trees. Fireworks are a separate ordinance. Discussion at Plan Commission as to whether or not non-profits should be exempt altogether; should probably go through the same review but waive fee. Outdoor, one day or weekend sales covered in Special Event Section—would allow 5-day permits—can modify table for plants, flowers, holiday items. Continuous operation/annual permit? Dept to give direction; perhaps food stand should be movable—should “go away” every night.

Food Stand: Dept to come back with parameters, definition, etc.

Overlay Zone Boundaries – whether a parcel lying both in and out of the boundary must comply with Development Standards of the boundary. Proposed language applies to US 31, Michigan Road, and Home Place Overlay Zones: Partial Boundaries and Conflicts—sample language: If a parent tract is located both inside and outside of the Overlay Zone, a DP and ADLS plan in compliance of the Overlay Zone shall be submitted to the Commission for the entire tract. Wherever there exists a conflict between the requirements of the underlying zoning and those of the Overlay Zone, the requirements for the Overlay Zone shall prevail.” This language repeated in several sections for consistency. Any new Overlays adopted—this language/paragraph would be added to that section.

Fast Food parking ratio: Proposal is to reduce to one space per 100 square feet of floor area from one space per 50 feet of square floor area. Ordinance was changed in 2006 from seat-based ratio to square footage based ratio. Everything received since 2006 has either required a Variance or has been a special case such as a rebuild of the Dairy Queen or remodel of Boston Market to a Taco Bell. Old Town has different parking requirements. Table in info packets ranges from 57 to 95 per parking space. 100 based on national average of square footage. Would be inclined to go with 80 square feet—final argument will be at Plan Commission.

Impact Fee Clarification – propose (see page 9) to modify language for credit in lieu of payment section. Recent confusion about what is entitled for credit against the Parks & Recreation Impact Fee with respect to development. Amendments are as proposed in the Patch Ordinance.

John Molitor: Current Ordinance says that the developer may provide infrastructure rather than paying a fee so long as the financing, construction, and dedication are accomplished between 2000 and 2015—that is the language that is stricken. State law is more flexible and allows for other types of options that are not now included in the Zone Improvement Plan. The Zone Improvement Review Board would review and make the call to keep as is or change.

Judy Hagan concerned about language—“carte blanche” to whatever developer wants to do and receive credit for his impact fee---Judy struggling to understand how the review board would deal with issues without throwing out the ZIP.

Mark Westermeier, Parks Director: Law is specific, Impact Fee can only be used for capital improvements in a specified zone; cannot be used for salaries, routine maintenance, upkeep, improvement of the property if not capital, etc. If improperly used, Parks Dept would be charged with refunding fee to the developer.

Note: Parks Board and DOCS to get together and come back with a recommendation.

Signage: Propose ADLS and ADLS Amendments be administered/approved administratively unless Dept

questioned appropriateness of proposal—then would come to Committee for review and vote. Propose additional language; any new ADLS would be part of Plan Commission approval as package, however change in sign package or sign replacement would be part of review and approval by DOCS Director. Director could forward to full Commission for review and approval. Buildings without initial ADLS approval would be administrative.

Woody Rider: If petitioner and Staff could not come to agreement, petitioner would be made aware at beginning of process that they would have option to appear before Plan Commission—should say Committee—Molitor can address in Plan Commission Rules of Procedure.

Need comparables with Fishers, Noblesville, Greenwood, Brownsburg for comparison. Signage matter will return to next Committee meeting.

One more item regarding Patch Ordinance, Issue has to do with non-conforming uses and if it arises as a result of eminent domain on a property. Amend Section 28 for non-conforming use.

Zeff Weiss, attorney in attendance.

Mike Hollibaugh: City right-of-way, issues of setback, lot area, etc; sometimes creates a non-conforming use. Trying to streamline how this gets resolved. Technically it changes standards, not the use.

Zeff Weiss: What has been done tonight will not change the use. Woodland Springs Manor Apartments' right-of-way is now within one foot of the building—the proposal does not protect property owner.

Woody—would like to see City protect property owner and future development. If adding as a public hearing item, not a problem, but would still want to protect private property; would like to hear both sides of the issue.

Dept will add to Patch Ordinance and notice as an Agenda item for public hearing at next meeting of Plan Commission.

8. Docket No. 10050001 OA: Appendix A Amendment

The applicant seeks to amend *Appendix A: Schedule of Uses* of the Zoning Ordinance. Filed by the Carmel Department of Community Services on behalf of the Carmel Plan Commission.

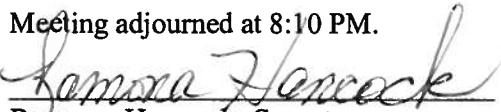
Present for Petitioner: Adrienne Keeling, Dept of Community Services

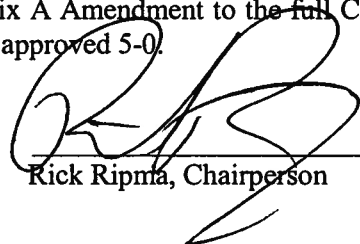
Overview:

- Housekeeping items
- Propose food stands as permitted uses—food stands—prepared food—add language
- Location--allow in all areas except residential district
- Overlay Use based on underlying zoning unless specifically excluded by uses
- Propose removal of E category which is already excluded

Motion, Woody Rider to forward Docket No. 10050001 OA, Appendix A Amendment to the full Commission with a favorable recommendation." Motion seconded by Jay Dorman, approved 5-0.

Meeting adjourned at 8:10 PM.


Ramona Hancock, Secretary


Rick Ripma, Chairperson

